



**City of Santa Barbara**  
Airport Department

**DATE:** December 15, 2010  
**TO:** Airport Commission  
**FROM:** Karen Ramsdell, Airport Director  
**SUBJECT:** Lease Agreement – Homer T. Hayward Lumber Company, Inc.

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Homer T. Hayward Lumber Company, Inc., a California Corporation, for 54,126 square feet of improved land, at 79 Frederick Lopez Road, at the Santa Barbara Airport, effective December 8, 2009, for a monthly rental of \$7,675, exclusive of utilities.

**DISCUSSION:**

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

Homer T. Hayward Lumber Company has been an Airport tenant since November 2000, storing lumber and equipment on 54,126 square feet of Lot 16 at 79 Frederic Lopez Road. At this time, Hayward proposes to re-lease the premises they currently occupy on a month-to-month basis. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$.142 per square foot, for a total monthly rental of \$7,675. This represents a one and one-half percent increase over the previous rental. The rental rate is comparable to other land on the Airport for similar use and in similar condition.

The proposed Lease Agreement was negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map